

# MEMORANDUM

Agenda Item No. 11(A)(15)

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**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

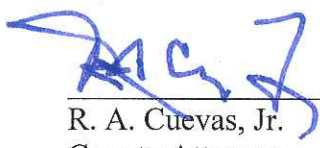
**DATE:** June 2, 2015

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution directing the County Mayor to competitively select and contract with a consultant to prepare a Finding of Necessity study pursuant to Chapter 163, Part III, Florida Statutes for the Goulds area within County Commission District 9 excluding any portion of the Village of Cutler Bay

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

  
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R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# MEMORANDUM

(Revised)

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Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(15)  
6-2-15

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT AND CONTRACT WITH A CONSULTANT TO PREPARE A FINDING OF NECESSITY STUDY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES FOR THE GOULDS AREA WITHIN COUNTY COMMISSION DISTRICT 9 EXCLUDING ANY PORTION OF THE VILLAGE OF CUTLER BAY WHICH AREA IS GENERALLY DESCRIBED AS BOUNDED ON THE NORTH BY THE BLACK CREEK CANAL C-1 FROM SOUTHWEST 126<sup>TH</sup> COURT TO SOUTH DIXIE HIGHWAY, THEN SOUTH DIXIE HIGHWAY TO SOUTHWEST 112<sup>TH</sup> AVENUE, THEN SOUTHWEST 112<sup>TH</sup> AVENUE TO THE BLACK CREEK CANAL C-1, THEN THE BLACK CREEK CANAL C-1 TO THE FLORIDA TURNPIKE; ON THE SOUTH BY SOUTHWEST 232<sup>ND</sup> STREET; ON THE EAST BY THE FLORIDA TURNPIKE, THEN SOUTHWEST 224<sup>TH</sup> TERRACE, THEN SOUTHWEST 224<sup>TH</sup> TERRACE TO SOUTHWEST 112<sup>TH</sup> AVENUE, THEN SOUTHWEST 112<sup>TH</sup> AVENUE; AND ON THE WEST BY SOUTHWEST 127<sup>TH</sup> AVENUE UNTIL SOUTHWEST 224<sup>TH</sup> STREET, THEN SOUTHWEST 126<sup>TH</sup> AVENUE UNTIL SOUTHWEST 228<sup>TH</sup> STREET, THEN OLD DIXIE HIGHWAY; AND DESIGNATING THE SOURCE OF FUNDING FOR PAYMENT OF CONSULTING FEES TO BE THE UNINCORPORATED MUNICIPAL SERVICE AREA NON-DEPARTMENTAL ALLOCATION

**WHEREAS**, pursuant to Chapter 163, Part III, Florida Statutes (the "Act"), a Finding of Necessity study may be prepared in order to initiate the redevelopment process under the Act for areas believed to be slum or blighted or with one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly ("slum or blight"); and

**WHEREAS**, the Board of County Commissioners (the "Board") desires to consider whether the Goulds area, within County Commission District 9, excluding any portion of the Village of Cutler Bay, which is generally described as bounded on the North by the Black Creek

Canal C-1 from Southwest 126<sup>th</sup> Court to South Dixie Highway, then South Dixie Highway to Southwest 112<sup>th</sup> Avenue, then Southwest 112<sup>th</sup> Avenue to the Black Creek Canal C-1, then the Black Creek Canal C-1 to the Florida Turnpike; on the South by Southwest 232<sup>nd</sup> Street; on the East by the Florida Turnpike, then Southwest 224<sup>th</sup> Terrace, then Southwest 224<sup>th</sup> Terrace to Southwest 112<sup>th</sup> Avenue, then Southwest 112<sup>th</sup> Avenue; and on the West by Southwest 127<sup>th</sup> Avenue until Southwest 224<sup>th</sup> Street, then Southwest 126<sup>th</sup> Avenue until Southwest 228<sup>th</sup> Street, then Old Dixie Highway, as is more particularly shown on the attached map ("Goulds Area"), should be determined to be slum or blighted, for possible future consideration of the creation of a Community Redevelopment Agency for the Goulds Area, as defined by the Act; and

**WHEREAS**, the Board desires to direct the County Mayor or the County Mayor's designee to competitively select and contract with a consultant to prepare a Finding of Necessity Study for the Goulds Area for purposes of determining the existence of slum or blight, pursuant to the Act; and

**WHEREAS**, although previous efforts were undertaken pursuant to County Resolution Nos. R-1011-04, R-211-05 and R-197-06 related to a finding of slum and blight for the larger area of Goulds/Cutler Ridge, such study which included an area which is now incorporated as the Village of Cutler Bay, is now outdated and a new study for the Goulds Area is necessary; and

**WHEREAS**, the Board desires to provide a mechanism for reimbursement of such expenses for the study from the Unincorporated Municipal Service Area non-departmental allocation,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The foregoing recitals are incorporated in this resolution by reference.

**Section 2.** The Board hereby directs the County Mayor or the County Mayor's designee to competitively select and contract with a consultant to prepare a Finding of Necessity study to assist in the determination of whether slum or blight exists in the Goulds Area for purposes of the possible future consideration of creating a community redevelopment agency for the area.

**Section 3.** The funding source for the study to be performed pursuant to this resolution shall be the Unincorporated Municipal Service Area non-departmental allocation.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman

Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Dennis C. Moss

Sen. Javier D. Souto

Juan C. Zapata

Daniella Levine Cava

Audrey M. Edmonson

Barbara J. Jordan

Rebeca Sosa

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 2<sup>nd</sup> day of June, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Cynthia Johnson-Stacks

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